

For Lease
± 2,415 - 8,416 SF



877 111th Ave N

Naples, FL 34108

Medical Office in North Naples

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com

Property Features



Located at a signalized intersection with high traffic counts



Adjacent to major national retailers, including Walmart, McDonald's, and Truist Financial



Near other healthcare providers, perfect for medical referrals and patient convenience



Fully built-out suites with exam rooms, offices, and administrative areas



Ample surface parking for patients and staff



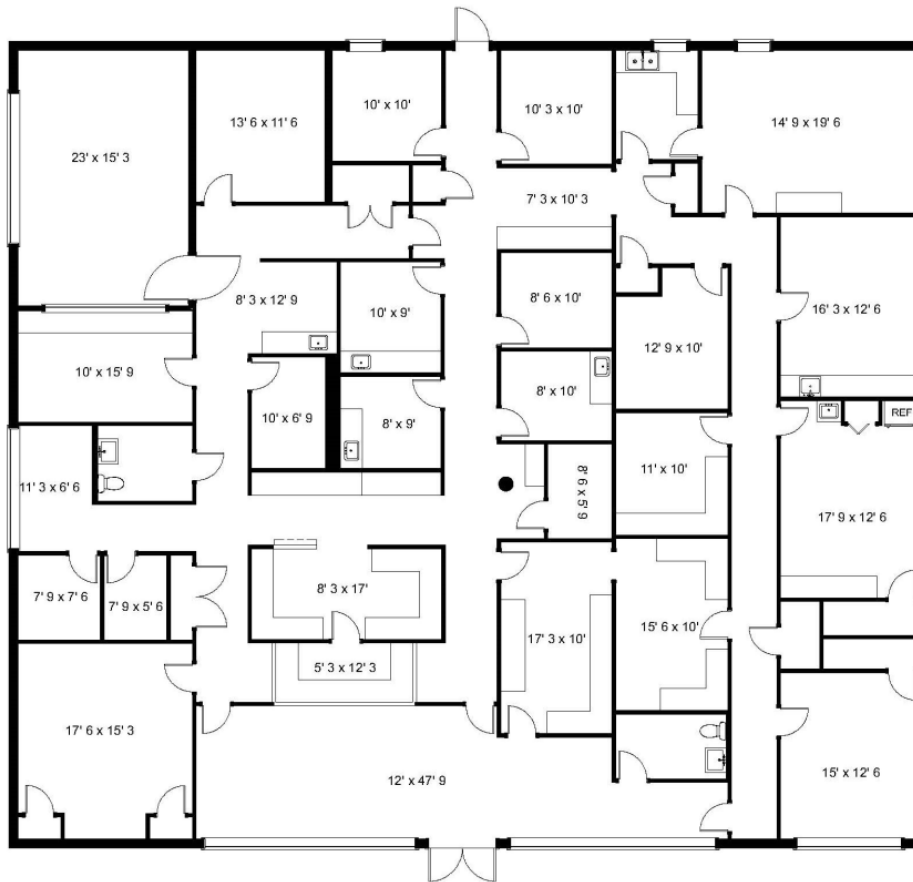


Property Description

877 111th Ave North offers a premier medical and professional office leasing opportunity in North Naples. The property provides excellent visibility and convenient access within one of the area's most established commercial corridors. Available suites feature existing medical build-outs with exam rooms, private offices, and administrative areas, with select spaces offering specialized infrastructure. The building also offers ample parking for patients and staff and flexible layouts to accommodate a variety of medical and professional users. Located near the NCH Healthcare System North Naples campus, the property is well-positioned for healthcare providers and professional office tenants seeking a highly accessible North Naples location. The exterior has been freshly painted as well.

RBA	± 11,000 SF
Property Type	Office
Year Built	1998
Parking	50 Spaces
Zoning	C3
Submarket	North Naples

Previous Use	Rate	CAM	Square Feet	Total Monthly Rent
MRI & Medical/Prof. Office	\$40.00	\$12.10	± 6,001 SF	\$26,054.34



Highlights

- Fully built-out
- Exam rooms with sinks
- Offices
- Check in/out
- Administrative areas
- \$10 PSF Tenant Improvement allowance for qualified tenants

Previous Use	Rate	CAM	Square Feet	Total Monthly Rent
MRI & Medical/Prof. Office	\$40.00	\$12.10	± 2,415 SF	\$10,485.13

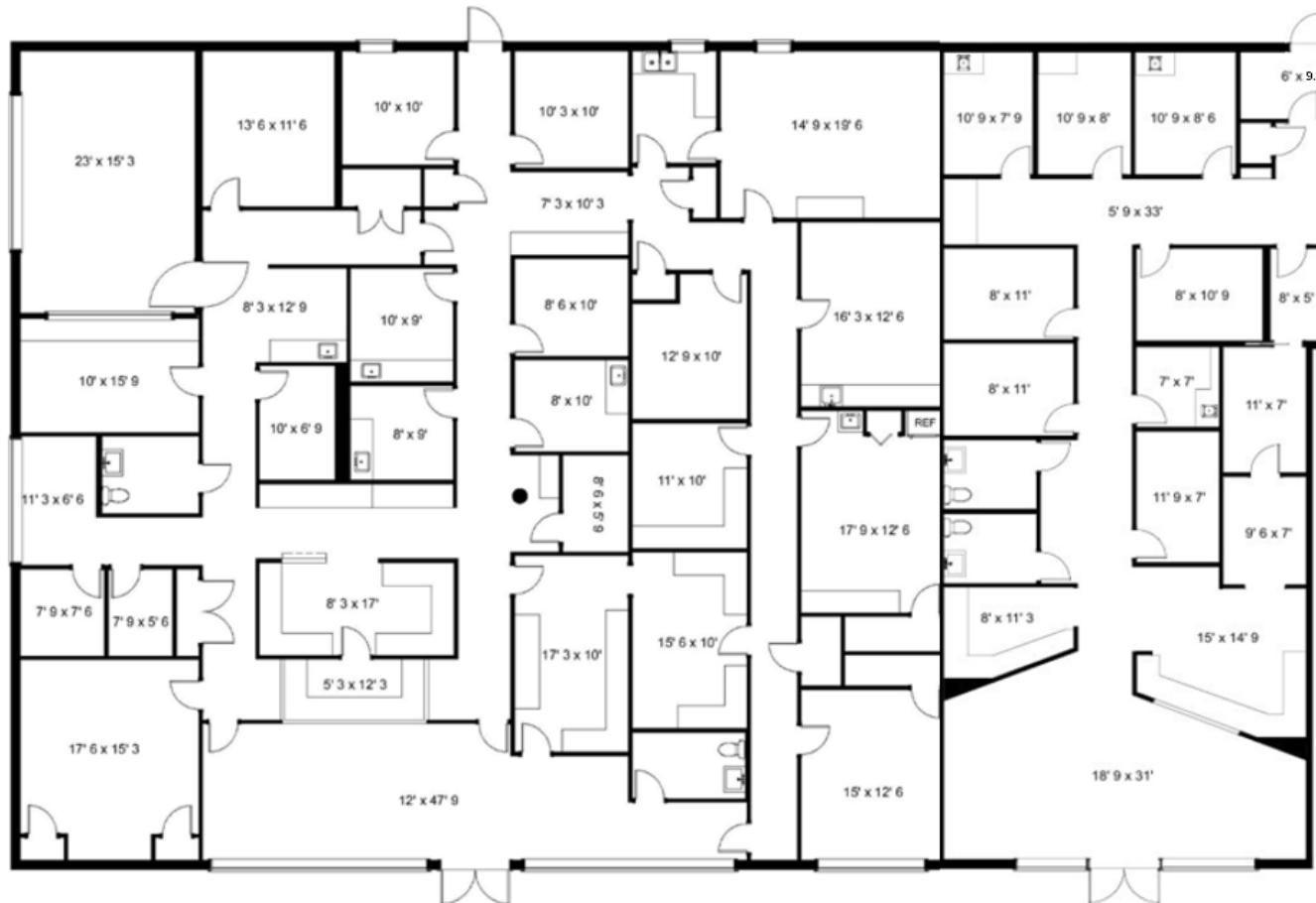


Highlights

- Fully built-out
- Exam rooms with sinks
- Offices
- Check in/out
- Administrative areas
- \$10 PSF Tenant Improvement allowance for qualified tenants

Previous Use	Rate	CAM	Square Feet	Total Monthly Rent
MRI & Medical/Prof. Office	\$40.00	\$12.10	± 8,416 SF	\$36,539.47

\$10 PSF Tenant Improvement allowance for qualified tenants



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com



Medical Neighbors & Distances



0.3 Miles



0.3 Miles



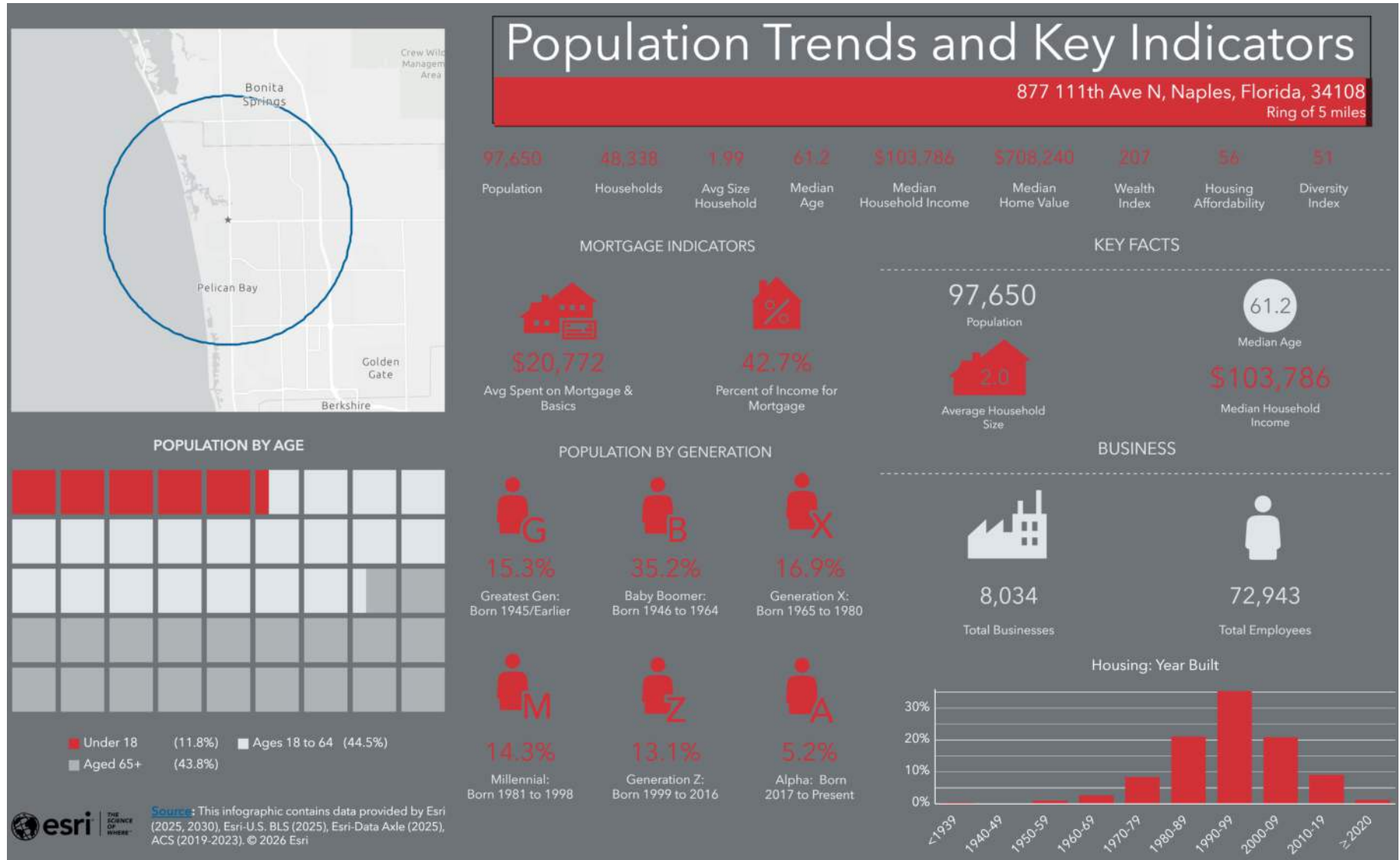
1.5 Miles

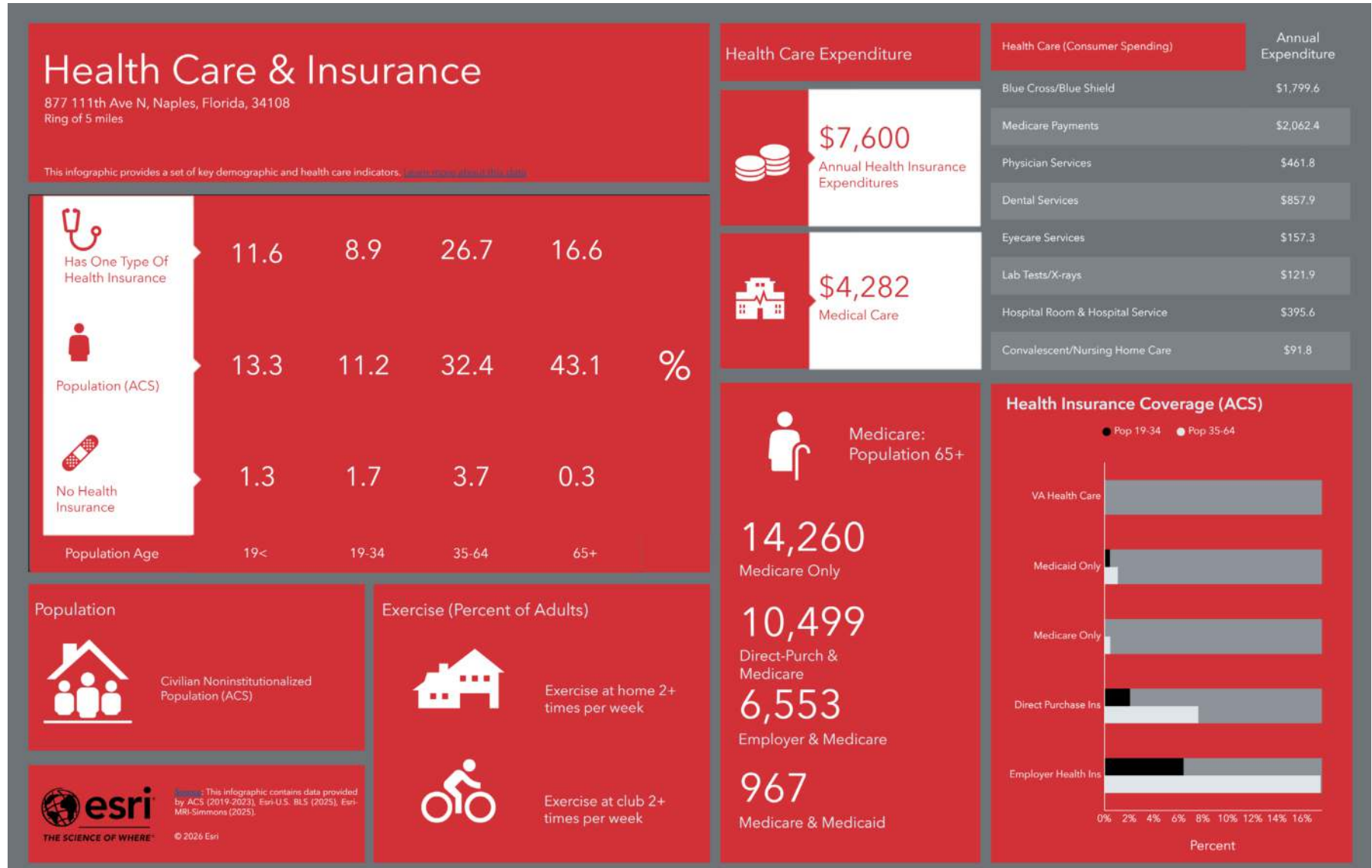


4.2 Miles

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com



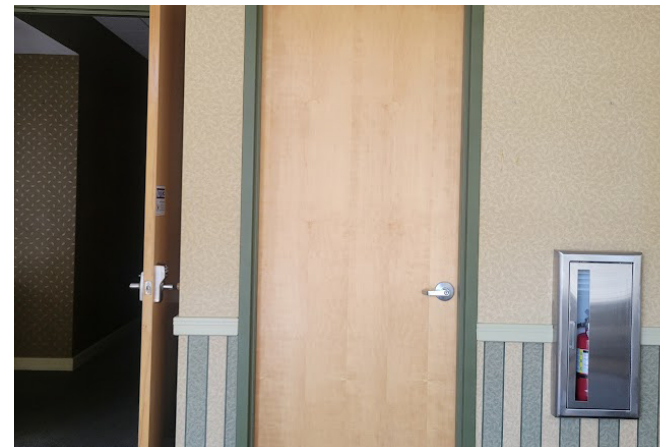
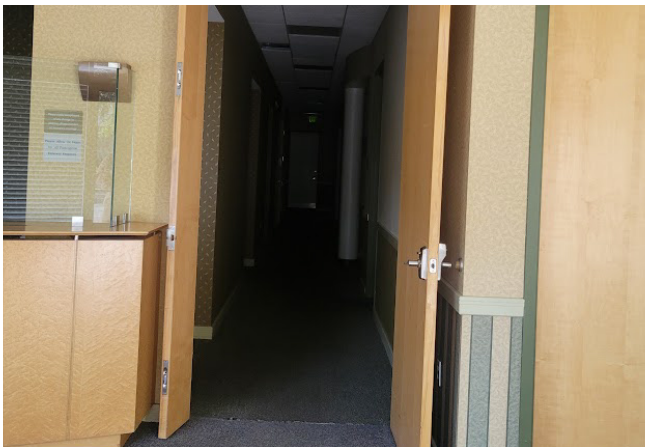




AERIAL VIEW

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com







For more information:

Gary Tasman

Executive Vice President

+1 239 489 3600

gtasman@naiburnsscalo.com

Shawn Stoneburner

Senior Vice President

+1 239 489 3600

sstoneburner@naiburnsscalo.com

Hanna Ray-Johnson

Associate

+1 239 675 3230

hrayjohnson@naiburnsscalo.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com